

CODE NEXT

SHAPING THE AUSTIN WE IMAGINE



Council Policy Forum

February 23, 2015

What is the Land Development Code?

Guides
how land
is used

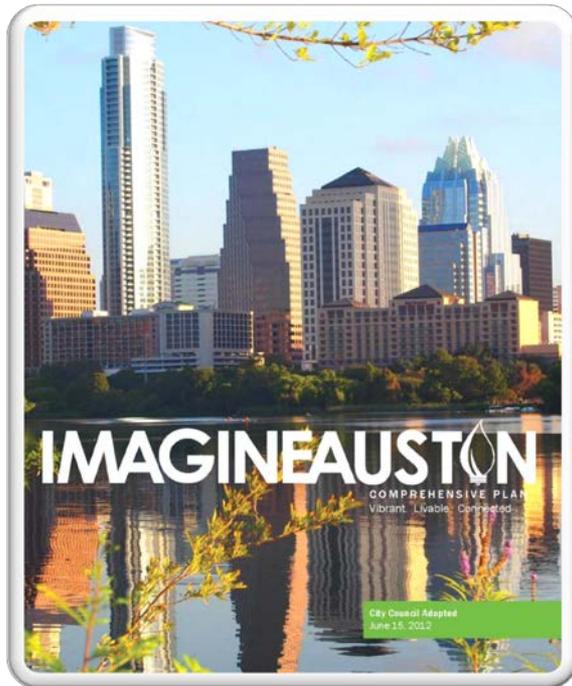
WHAT can be built

WHERE it can be built

HOW much can be built

Why revise the Land Development Code?

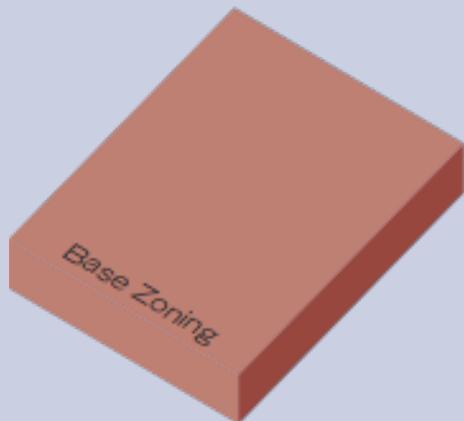
The Code is a key tool for implementation.



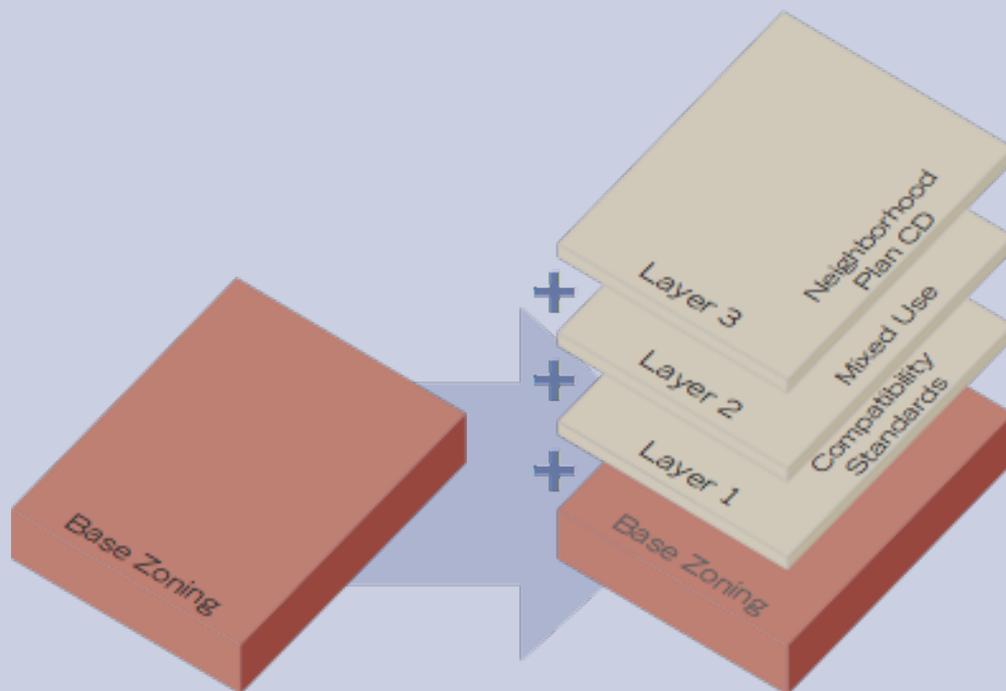


The last comprehensive revision of our code was over 30 years ago in 1984.

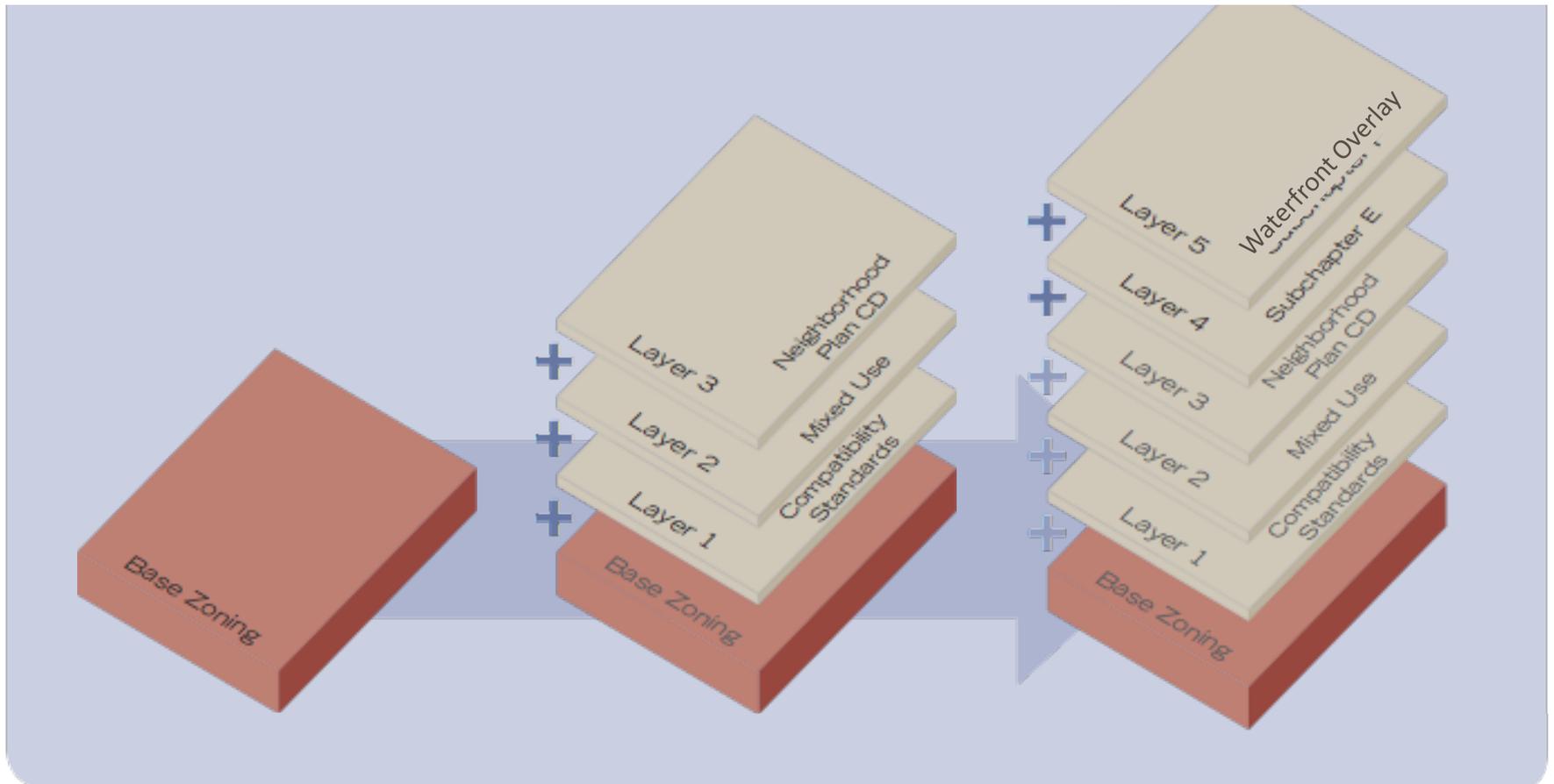
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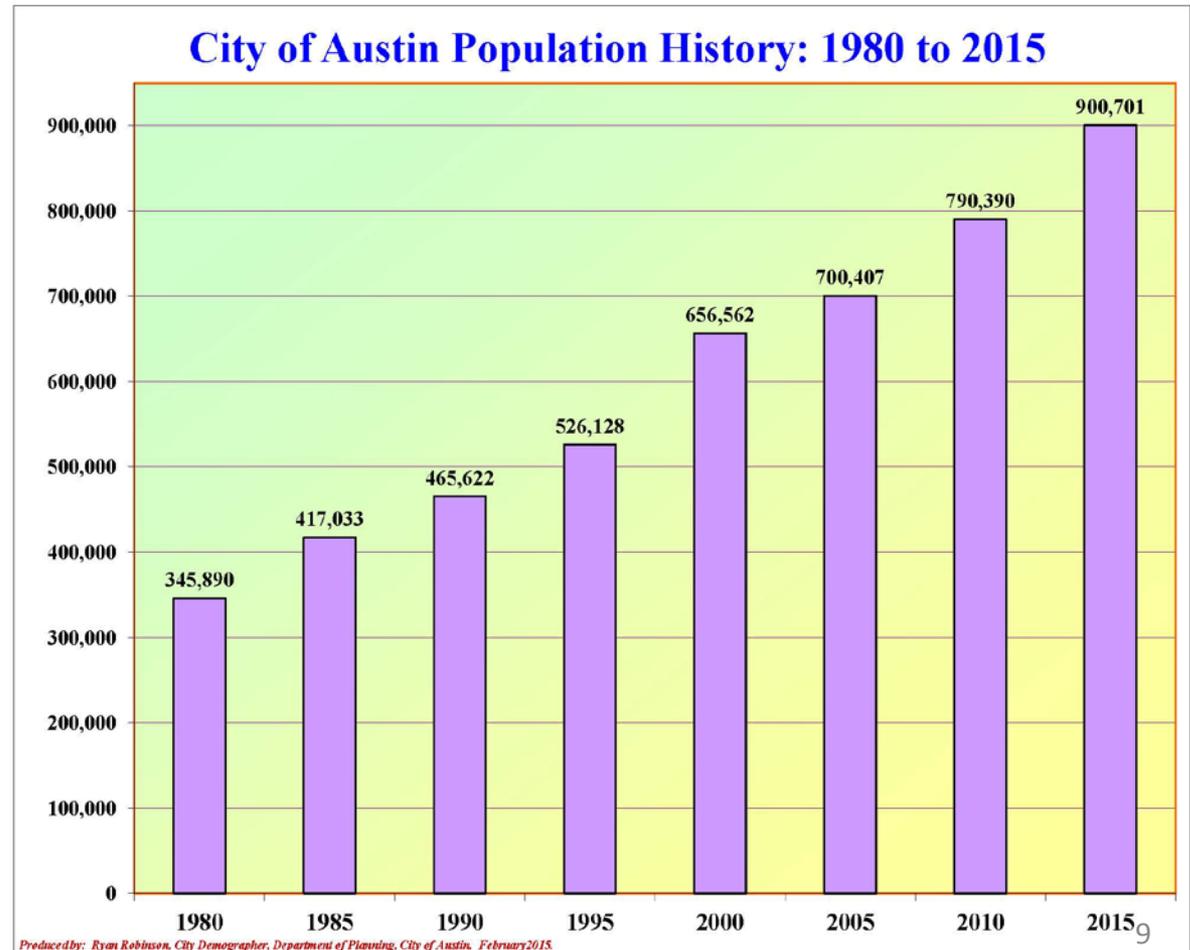


Austin is growing rapidly.

We need better tools to address the challenges and opportunities of growth.

During the past 35 years...

1. Population grew by 160%...
2. City added 550,000 new residents...
3. Became the 11th largest city in the nation.
4. Since 2010, we've added 110,000 persons—the equivalent of one City of Round Rock.



Current Code

Difficult to Understand
and Administer

Complicated and Inefficient

Unpredictable, Unclear,
Conflicting

Based on Community Values
added piecemeal over time



Future Code

Streamlined and Understandable

Transparent, Consistent Processes
(better for the public,
policymakers, and staff)

Predictable Outcomes

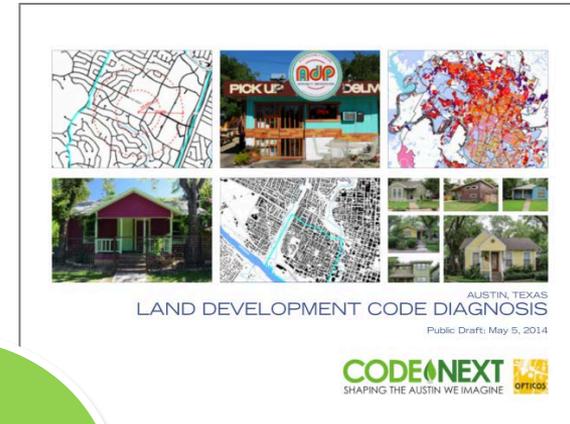
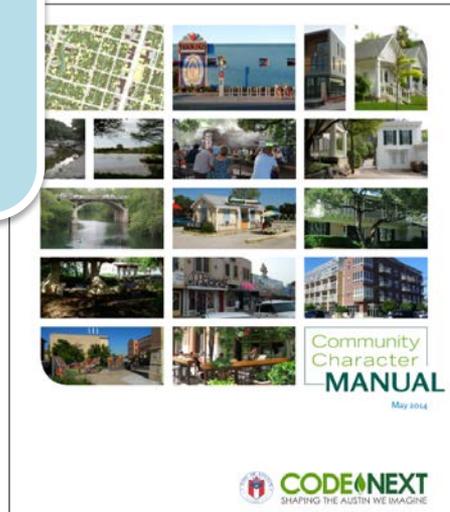
Based on Community Values
integrated through a holistic process

CodeNEXT Process to Date

1

Listening & Understanding

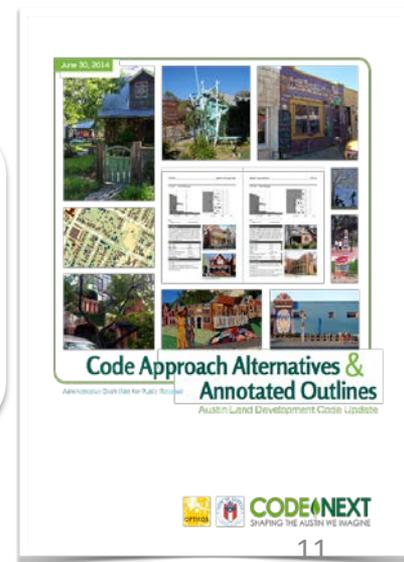
SEPT 2013 – APR 2014



2

Diagnosis & Approach

MAY 2014 – NOV 2014



CODENEXT
SHAPING THE AUSTIN WE IMAGINE
Listening to the
Community Report

INITIAL LISTENING PHASE | APRIL 4, 2014

6

What We Heard

17

How People Participated

28

Addendum: Links to Data



Future Process and Council's Role

3

**Admin & Public
Review Draft Code**

MAR 2015 – NOV 2016

4

Code Adoption

LATE 2016

- Spring 2015: Council Review of Preferred Approach
- Summer 2015 – Draft Code Testing
- 2015 – 2016: Code Updates to Council
- Summer 2016: Review Draft Code
- Late 2016/Early 2017: Adopt New Code
- 2017: Mapping New Zoning Districts

Key Issues: Compact and Connected

What does Compact and Connected mean?

Daily necessities nearby

Mobility, Transportation Costs, Affordability

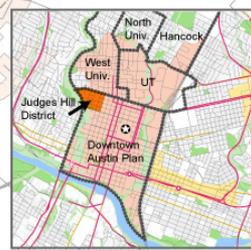
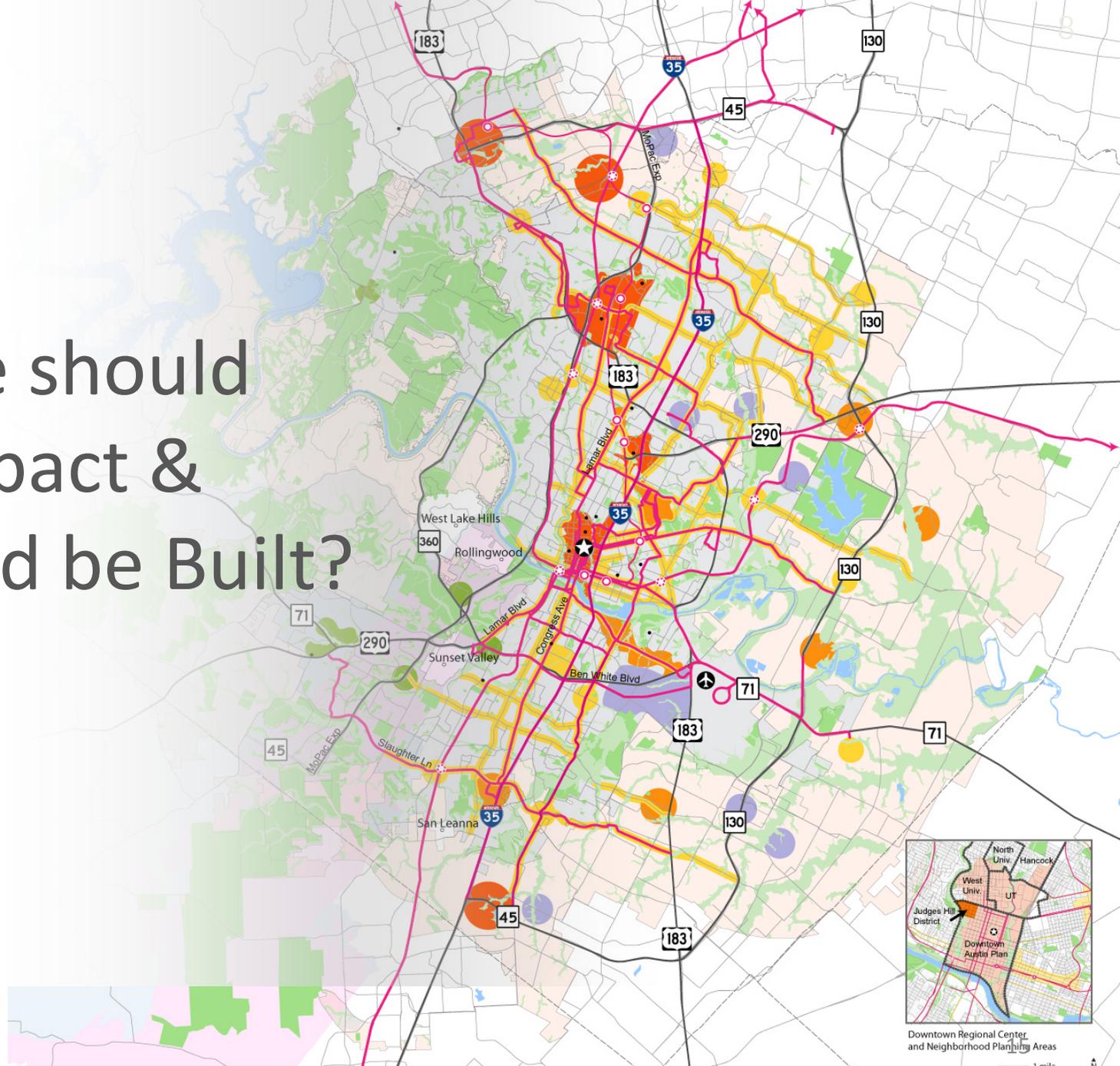
Range of housing types available

Affordability, Diversity, Equity

Focus growth in desired locations

Neighborhood & Environmental Protection

Where should Compact & Connected be Built?



Downtown Regional Center
and Neighborhood Planning Areas

What does Compact & Connected look like?



Downtown Austin



What does Compact & Connected look like?



Mueller

What does Compact & Connected look like?



Hyde Park

Key Issues:
Alignment of Imagine Austin,
Neighborhood Plans and CodeNEXT

Concern

Imagine Austin does not consider Neighborhood Plans

The Growth Concept Map is in conflict with Neighborhood Plans

CodeNEXT will revise Neighborhood Plans

CodeNEXT's only priority is Compact and Connected

CodeNEXT's is ignoring the Neighborhood Plans



Our Commitment

Neighborhood Plans are an adopted element of the Comprehensive Plan

The Growth Concept Map & Neighborhood Plans are consistent

Only Council has the authority to amend Neighborhood Plans

CodeNEXT will focus on all the Priority Programs and related Initiatives

CodeNEXT has, and will continue to use the Neighborhood Plans in developing the new code

Key Challenges Ahead

How do we translate the high-level policies of Imagine Austin into the new Code?

- Household Affordability
- Sustainability
- Green Infrastructure
- Compact and Connected

How do we simplify and streamline the code while maintaining the intent of current provisions of the Code?

- Overlay Districts and Conditional Overlays
- Administrative vs. Discretionary approvals

How do we achieve flexible but effective transitions between Centers, Corridors and nearby single-family neighborhoods?

- Compatibility Standards

Questions / Discussion

Thank You

